

**City of Verona**  
**Minutes**  
**Plan Commission**  
**March 7, 2016**  
**Verona City Hall**

1. The meeting was called to order by Jon Hochkammer at 6:32 p.m.
2. **Roll Call:** Jon Hochkammer, Steve Heinzen, Jack Linder, Patrick Lytle, Scott Manley, Jon Turke. Absent (Excused): Jeff Horsfall. Also present: Adam Sayre, Director of Planning and Development; Jeff Montpas, City Engineer; Bill Burns, City Administrator; Brad Stiner, Alderperson.
3. **Minutes:** Motion by Manley, seconded by Linder, to approve the Minutes of the February 1, 2016 Plan Commission meeting. Motion carried 6-0.
4. **Public Hearing: Conditional Use Permit for a 7,182 Square Foot Multi-Tenant Building to be Located at 631 Hometown Circle that Will Include an Outdoor Patio and Drive-Up Window**

Motion by Linder, seconded by Heinzen, to open the Public Hearing at 6:34 p.m. Motion carried 6-0.

Mr. Sayre explained that a Conditional Use Permit has been requested for a drive-thru window for the property located at 631 Hometown Circle.

There were no comments from the public.

Motion by Linder, seconded by Turke, to close the Public Hearing at 6:35 p.m. Motion carried 6-0.

- a. **Conditional Use Permit for a 7,182 Square Foot Multi-Tenant Building to be Located at 631 Hometown Circle that will Include an Outdoor Patio and Drive-Up Window**

Mr. Sayre presented the staff report for a proposed 7,182 square foot multi-tenant building to be located at 631 Hometown Circle. Staff finds that the proposal meets all of the bulk requirements and is comfortable with the site access and parking. The building façade includes a mix of brick, split face masonry and EIFS. An outdoor patio is proposed on the northwest side of the building. An eight foot tall monument sign is proposed on the property which would be similar to the size of the sign on the adjacent Dairy Queen site. Staff recommends approval of the Conditional Use Permit and approval of the site plan review.

Mr. Manley stated that it seems odd that there is a request to approve the Conditional Use Permit without knowing the end user. Mr. Sayre explained that the request is being made

now in order to secure financing for the project. The City will need to review parking as specific users are named.

Mr. Heinzen asked if there was an agreement with Farm and Fleet regarding which businesses would be listed on the original monument signs. Mr. Sayre stated that it was left to Farm and Fleet's discretion as to which business would be placed on the sign.

Mr. Lytle stated that he does not support an additional monument sign at this location due to the agreement with Farm and Fleet. He recommends adding a condition of approval to remove the monument sign.

Mr. Linder asked about the location of the dumpster at the north side of the property. Mr. Sayre explained that this location was chosen as there wasn't a better spot on the property. There will be significant screen around the enclosure. Mr. Montpas stated that he doesn't have a concern regarding visibility for drivers. Mr. Linder asked about moving the enclosure to the middle of that row of parking to avoid any potential conflicts near the drive.

Brad Koning, representing the applicant, stated that moving the dumpster is possible but another parking stall would be lost due to landscaping. Steve Doran, developer, said that he would like to run the plan past their refuse contractor. Mr. Linder said that he would be fine with staff approving the final dumpster location.

Motion by Lyle, seconded by Linder, to recommend that the Common Council approve a Conditional Use Permit for a 7,182 Square Foot Multi-Tenant Building to be Located at 631 Hometown Circle that will Include an Outdoor Patio and Drive-up Window. Motion carried 6-0.

**b. Site Plan Review to Allow for the Construction of a 7,182 Square Foot Multi-Tenant Commercial Building to be Located at 631 Hometown Circle**

Mr. Manley stated that he is concerned about an equity issue since some businesses have spaces on the original monument signs and there may not be enough spaces on the remaining monument sign for the other businesses. Mr. Doran stated that they need their own monument sign on the lot in order to attract tenants. Mayor Hochkammer stated that he can support the monument sign as proposed.

Motion by Lytle, seconded by Heinzen, to approve a site plan review to allow for the construction of a 7,182 square foot multi-tenant commercial building to be located at 631 Hometown Circle with the following modifications:

- Staff shall approve the location of the dumpster enclosure.
- The monument sign should be removed.

Motion failed 2-4.

Motion by Manley, seconded by Turke, to approve a site plan review to allow for the construction of a 7,182 square foot multi-tenant commercial building to be located at 631 Hometown Circle with the following modifications:

- Staff shall approve the location of the dumpster enclosure.

Motion carried 4-2.

**5. Initial Review of a Proposed Self-Storage Development to be Located at 1010 Solar Court**

Mr. Sayre provided an explanation of a proposal to construct a personal storage facility with 146 units at 1010 Solar Court. This project will require a Conditional Use Permit and site plan review. Currently one of the buildings is shown over a storm water pipe. The pipe will need to be relocated or the building location will need to be modified. The buildings will be metal and masonry block. Staff recommends that the block be replaced with brick and that it be wrapped around the other sides of the buildings.

Fred Eisenhower, applicant, stated that there is a need for additional storage units in the Verona area. He has been working over a year to find a suitable location in the City. There would not be doors facing the road. Mr. Eisenhower said that he would be willing to switch the block to brick. He questioned the need to add masonry to the west and rear which back up to wetland areas.

Mr. Heinzen asked for a clarification of the brick locations. Mr. Linder stated that the felt this was a good spot for this use. Mr. Manley agreed that this is a good location and there is a lot of demand. Mayor Hochkammer agreed with the comments regarding the location and he urged the applicant to work with staff regarding the brick.

**6. Public Hearing: Zoning Ordinance text amendment to modify the City's Floodplain Zoning Ordinance amending the Flood Insurance Study (FIS) maps due to recent mapping updates from the Department of Natural Resources. The specific section to be modified is 13-2-5(c).**

Motion by Lytle, seconded by Linder, to open the Public Hearing at 7:46 p.m. Motion carried 6-0.

Mr. Sayre explained that this is a zoning ordinance text amendment to modify the City's Floodplain Zoning Ordinance.

There were no comments from the public.

Motion by Manley, seconded by Turke, to close the Public Hearing at 7:47 p.m. Motion carried 6-0.

**a. Zoning Ordinance text amendment to modify the City's Floodplain Zoning Ordinance amending the Flood Insurance Study (FIS) maps due to recent mapping updates from the Department of Natural Resources. The specific section to be modified is 13-2-5(c).**

Mr. Sayre explained that the City received notice from Dane County that it had updated the Flood Insurance Study and that Verona needs to update the numbers in its floodplain ordinance in order to stay in the National Flood Insurance Program.

Motion by Linder, seconded by Heinzen, to recommend that the Common Council approve a Zoning Ordinance text amendment to modify the City's Floodplain Zoning Ordinance amending the Flood Insurance Study (FIS) maps due to recent mapping updates from the Department of Natural Resources. The specific section to be modified is 13-2-5(c). Motion carried 6-0.

## **7. Reports and Comments from the Planning Department**

The next Plan Commission meeting will be Wednesday, April 6 due to the election being held on April 5.

## **8. Reports and Comments from the Plan Commissioners**

Mr. Heinzen asked if the City should consider revisions to its signage ordinance and the allowed height.

Mr. Manley asked staff to provide a status report on the former Chinmi site. Mr. Sayre reported that the applicant is having financing issues on the project.

Mr. Linder asked for an update on the Hughes Flooring, Emerson on Main, and Candinas projects. Mr. Sayre said he would follow-up with the owner of Hughes Flooring. The developer of the Emerson on Main project held two neighborhood meetings. He does not have an update on Candinas.

## **9. Adjournment.** Motion by Linder, seconded by Manley, to adjourn the Planning Commission meeting at 8:00 p.m. Motion carried 6-0.

Respectfully submitted,  
Bill Burns, City Administrator